

## CHAPTER 6

### R-11 District - One Family Residence District

#### Sec. 6-1. Uses Permitted; R-11 District.

The following uses are permitted in all R-11 Districts:

- (1) All uses permitted in R-13 District.

#### Sec. 6-2. Height Regulations; R-11 District.

No building in an R-11 District shall exceed thirty five (35) feet in height; provided that the height limit for any building may be increased to not more than forty five (45) feet when side yards of not less than twenty five (25) feet each are provided.

#### Sec. 6-3. Lot Area; R-11 District.

No structure in an R-11 District shall be erected or placed on a lot or building site containing less than nine thousand (9,000) square feet and such lot shall have a minimum frontage of seventy (70) feet. A structure may be erected or placed on a substandard lot only if it complies with the provisions set forth in Section 18-22 hereof.

#### Sec. 6-4. Dwelling Area; R-11 District.

No dwelling in an R-11 District shall be erected having less than seventeen hundred (1,700) square feet of heated living area. If an attached fully enclosed garage or porch on either end has the same type construction and exterior appearance as the dwelling, then two hundred (200) square feet of the floor area of either or both may be applied and considered a part of the seventeen hundred (1,700) square feet, PROVIDED that screened-in porches shall not qualify for this credit feet. (8/9/95)

#### Sec. 6-5. Building Setback Regulations; R-11 District.

- (1) Front Yard.

There shall be a front yard in an R-11 District having a depth of thirty (30) feet; however, lots of record prior to the adoption of this

Ordinance shall have a front yard equal to the average front yard in the block, but in no case less than twenty (20) feet; however, no such front yard need be more than sixty (60) feet.

Colleges and public or private schools as may be permitted in this section shall be set back at least fifty (50) feet from the front property line and at least thirty (30) feet from all other boundary lines of the property.

Churches, as may be permitted in this section, shall be set back at least thirty (30) feet from the front property line; parking within this setback shall be prohibited.

(2) Side Yard.

There shall be a side yard in an R-11 District along each side of each building and the sum of the sides thereof shall be not less than twenty five percent (25%) of the lot's width measured at the building setback lines. The minimum width of any such side yard shall be ten percent (10%) of the lot's width, except that if the total required width of the two (2) side yards is twenty five (25) feet or more, one (1) need not be more than ten (10) feet in width. The side yard along the side street of a corner lot shall be not less than fifteen (15) feet.

and Lots having a width of forty (40) feet or less of record prior to January 27, 1960, which are developed in accordance with Section 18-22(1) shall have a side yard of not less than five (5) feet on each side.

Churches, as may be permitted in this section, shall provide side yards, the total of which shall be twenty five percent (25%) of the lot width, with a minimum individual side yard of thirty (30) feet. Parking within ten (10) feet of the property line shall be prohibited.

(3) Rear Yard.

There shall be a rear yard in an R-11 District

with a depth of not less than twenty (20) feet, provided if the depth of the lot is greater than seventy five (75) feet, the required depth of the rear yards shall be increased by an amount equal to one-third ( $1/3$ ) of the excess depth over seventy five (75) feet; however, no such rear yard need be more than thirty five (35) feet; and every rear yard shall extend to and be measured from the rearmost portion of the main building.

Churches, as may be permitted in this section, shall provide a rear yard of thirty (30) feet; parking within ten (10) feet of the property line shall be prohibited.

Sec. 6-6. Accessory Structure; R-11 District.

In any R-11 District:

- (1) Accessory structures shall not cover more than twenty percent (20%) of the rear yard.
- (2) No accessory structure shall be located closer than five (5) feet to the rear property line.
- (3) No accessory structure shall be located closer than three (3) feet to the side property line.  
(amended 7/9/97)

Sec. 6-7. Off-Street Parking; R-11 District.

Uses permitted in any R-11 District shall provide garage or vehicle parking space as required in Chapter 19 hereof.

Sec. 6-8. Fences; R-11 District.

Fences shall be permitted as provided in Chapter 18 hereof.